



Weekly Permit Bulletin

January 26, 2017

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

[Eastside Rail Corridor rail removal and interim trail](#)

Location: Eastside Rail Corridor

Subarea: City-Wide

File Number: 16-146244-LO

Description: Application for Critical Areas Land Use Permit approval to work within steep slope critical area buffers and structure setbacks to remove existing railroad infrastructure and establish an interim trail. Work includes removal of railroad ties and ballast; and placement of new gravel, fencing, bollards, and signage.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: February 9, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 9, 2016

Completeness Date: January 10, 2017

Applicant Contact: Erica Jacobs, King County Parks, 206-477-5549 ,

erica.jacobs@kingcounty.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[Swasand Bulkhead Replacement](#)

Location: 9518 SE 15th St

Subarea: Southwest Bellevue

File Number: 17-102672-LO, 16-144262-WD

Description: Application for a Critical Areas Land Use Permit approval and Shoreline Exemption for replacement of an existing, failing rock bulkhead associated with a single family residence located on Lake Washington. The proposal would also create a new, small beach cove area and reconstruct beach access stairs built into the replacement bulkhead. The existing bulkhead is 107 linear feet of hard stabilization; the proposal would be 119 linear feet of mixed hard and soft shoreline stabilization. Crushed rock backfill and filter fabric would be installed behind the new rock bulkhead. New spawning gravels (35 cubic yards) would be added to the beach to improve near-water habitat and a 10-foot wide strip of native plantings installed along the shoreline. The existing sheds, pier, boat lift and mooring piles will remain.

Approvals Required: Critical Areas Land Use Permit approval, Shoreline Exemption and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process.

Minimum Comment Period Ends: February 9, 2017. Refer to page one for information on how to comment on a project.

Date of Application: January 5, 2017

Completeness Date: January 17, 2017

Applicant Contact: Greg Rauch, Waterfront Construction, Inc., 206-548-9800,

greg@waterfrontconstruction.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[AutoNation AUDI Parking Garage](#)

Location: 1533 120th Avenue NE

Neighborhood: Bel-Red

File Number: 16-148691-LD and 16-148741-LA

Description: Application for Design Review and Administrative Conditional Use Permit approval to demolish an existing 18,000 square foot shop building adjacent to the west property

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line, and construct a new 6-story, 500 vehicle parking structure in its place. The parking structure will include vehicle service and prep detail areas at the lower level, including a single-lane automatic car wash. All parking will be for AutoNation's inventory and not for public use. Design Review is required because the property is located within the Bel-Red-Office/Residential 2 (BR-OR-2) land use district, which is a design district. The development is considered an "existing use" under LUC 20.25D.060.B. Expansions of "existing uses" within nodes (BR-OR-2) may be permitted, pursuant to Administrative Conditional Use Permit approval.

Approvals Required: Design Review approval, Administrative Conditional Use Permit approval and ancillary permits and approvals.

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: February 9, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: February 8, 2017, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-118

Date of Application: December 15, 2016

Completeness Date: January 12, 2017

Applicant Contact: Lance Mueller, Lance Mueller & Associates, 206-325-2553, lmueller@lmueller.com

Planner: Laurie Tyler, 452-452-2728

Planner Email: tyler@bellevuewa.gov

NOTICE OF APPLICATION

Lot 20 Woodmere Final Plat Modification

Location: 10248 NE 20th Pl

Subarea: North Bellevue

File Number: 16-149350-LF

Description: Application for Final Short Plat amendment to modify a previous approval. Remove 35' building setback along the south line of lot 20, block 2 as shown on the plat.

Approvals Required: Final Short Plat Approval, Concurrency Review and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: February 9, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 30, 2016

Completeness Date: January 12, 2017

Applicant Contact: Napoleon Esperanza, napoleon@murrayfranklyn.com, 206-423-5758

Planner: Jeremy Hammar, 425-452-2739

Planner Email: JHammar@bellevuewa.gov

NOTICE OF APPLICATION

Gilson Short Plat

Location: 9340 SE Shoreland Dr

Subarea: Southwest Bellevue

File Number: 16-148315-LN

Description: Application for Preliminary Short Plat approval to subdivide an existing parcel into two single family lots.

Approvals Required: Preliminary Short Plat approval, Concurrency Review and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: February 9, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 6, 2016

Completeness Date: January 11, 2017

Applicant: Colleen Gilson

Applicant Contact: John Gilson, 206-617-4034, jcgilson82@gmail.com

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

RE-NOTICE OF APPLICATION

Lake Heights Waste Water Pump Station

Location: 4945 116th Pl. SE

Subarea: Newport Hills

File Number: 16-128794-LO and 16-149366-LI

Reason for Re-Notice: To include an Administrative Amendment that modifies a prior Conditional Use Permit approval required for pump station facilities.

Description: Land Use review of a Critical Areas Land Use Permit for replacement and modification of an existing sewer pump station within a steep slope critical area to construct a retaining wall into the slope to create a parking spot for City staff to inspect the facility, add a stair, replace the structure housing electrical equipment, replace the wet well in a private road, and make other associated improvements.

Approvals Required: Critical Areas Land Use Permit approval, Administrative

Amendment approval, and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: February 9, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 30, 2016 (16-128794-LO submitted April 4th 2016)

Completeness Date: January 19, 2017

Applicant Contact: Stephen Noeske, City of Bellevue Utilities, 425-452-5271,

snoeske@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov